Michael Hannath MRICS

Property Consultancy & Estate Agents

residential • commercial • chartered surveyors • valuers

67 RICHMOND DRIVE TANDRAGEE BT62 2JJ

We welcome to the market an immaculately presented split level detached home, that enjoys a prime elevated site within this quiet and popular development on the periphery of Tandragee. The property is conveniently placed to offer ease of access to local schools, shops and amenities as well as the centres of Portadown and Banbridge .

The property has been maintained to high standards offering an array of high end quality features and a wealth of living accommodation (2,164 Sq Ft) for a growing family. With thoughtful contemporary additions to this already superb property, we anticipate that interest will be strong from the outset and would recommend that any potential purchasers seeking a spacious and modern family home register their interest immediately.

www.michaelhannath.co.uk

PRICE: £215,000

8 Bridge Street, Portadown, Co. Armagh BT62 1JD
Tel: 028 3839 9911 Fax 028 3839 9922 Email: info@michaelhannath.co.uk

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ENTRANCE HALLWAY: (4.03m x 1.87m)

Via white PVC front door with glazed panel and side panels. Non slip tiled flooring, telephone point and single panel radiator.

LOUNGE: (5.38m x 4.04m)

Feature wood burning (Cassette) stove fireplace with black granite tiled hearth and pine surround, solid oak flooring, television point, carbon monoxide monitor and two double panel radiator.

KITCHEN / DINING AREA: (7.36m x 3.26m)

Modern fitted 'Fairline' kitchen with an excellent range of solid white oak wall and base units complete with solid granite work surfaces and up-stands, 1.5 bowl sink unit with drainer and mixer tap, white oak larder with concealed wine rack and space for microwave. Integrated appliances include: fridge freezer, free standing 'Baumatic' electric oven, 5 ring gas hob with extractor fan and light in stainless steel canopy over, 'Ignis' dishwasher. Non slip tiled flooring, stainless steel sockets and light switches and double panel radiator.

SUN ROOM (3.27m x 3.85m)

Accessed from dining area, non slip tiled flooring, recessed spot lighting, wired speakers for audio device, access to rear garden via double patio doors.

FAMILY ROOM: (4.59m x 3.28m)

Rear aspect room with solid oak flooring, wired for surround sound system. Double panel radiator. Option for open fire.

UTILITY ROOM: (3.29m x 1.57m)

"Fairline" range of high and low level solid oak wall and base units, stainless steel sink unit with mixer tap and tiled splash backs. Plumbed for washing machine. Space for tumble drier and fridge freezer. Non slip 'porcelain' tiled flooring and double panel radiator.

GROUND FLOOR W.C.: (2.00m x 1.00m)

Comprising; Low flush W.C. and wall mounted wash hand basin with mixer tap. Non slip tiled flooring and single panel radiator.

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LANDING:
Access to shelved hot press and roof space. Carpeted flooring.

MASTER BEDROOM: (4.16m x 3.60m)
Spacious, front aspect room with built in double wardrobes, laminate oak effect flooring and double panel radiator.

EN SUITE SHOWER ROOM: (2.21m x 1.95m)

Modern white suite comprising of: Glazed corner shower enclosure with thermostatic shower panel, low flush W.C. and pedestal wash hand basin with mirror and vanity light. Laminate oak effect flooring.

BEDROOM 2: (3.86m x 3.26m)
Rear aspect room with laminate oak effect flooring, built in wardrobes and single panel radiator.

BEDROOM 3: (4.16m x 2.98m)
Front aspect room, laminate oak effect flooring and single panel radiator.

BEDROOM 4: (7.38m x 4.67m) At Widest Points
Spacious rear aspect room under eaves with laminate oak effect flooring, low level storage, feature 'Velux' roof light, telephone point and single panel radiator.

FAMILY BATHROOM: (3.25m x 2.37m)
Contemporary four piece bathroom suite comprising; Oval 'Victoria & Albert' free standing bath, glazed shower cubicle, pedestal wash hand basin with mirror and vanity light and low flush W.C, fully tiled walls and flooring.

INTEGRAL DOUBLE GARAGE: (5.88m x 7.37m) At Widest Points

1 Remote control electric roller shutter door and 1 manual roller shutter door, wash hand basin, plumbed for radiator.

EXTERIOR:
Extended tarmac driveway to garage and side giving access to rear garden. Well maintained front gardens with pathway to front door. Fully enclosed rear garden with lawn area, exterior lighting and two external water taps.

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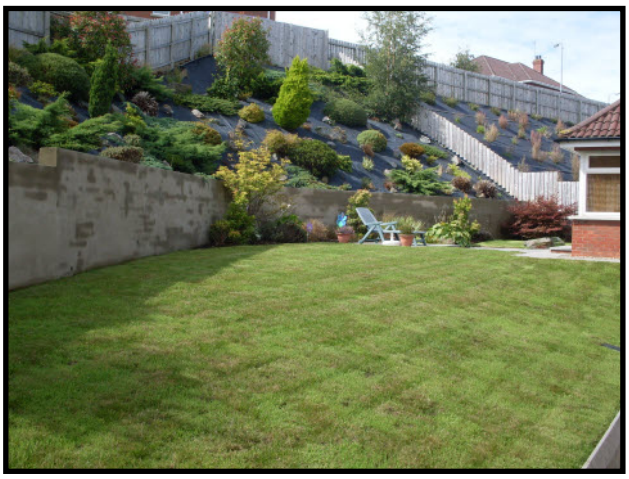
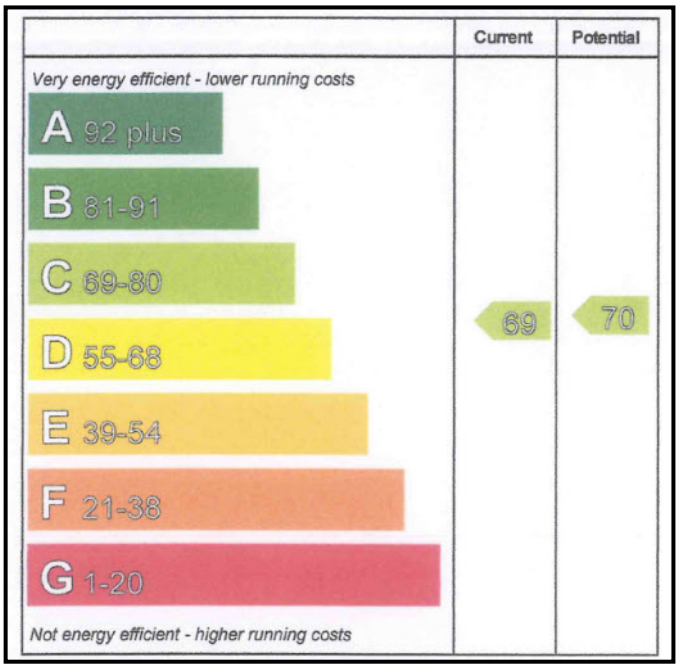
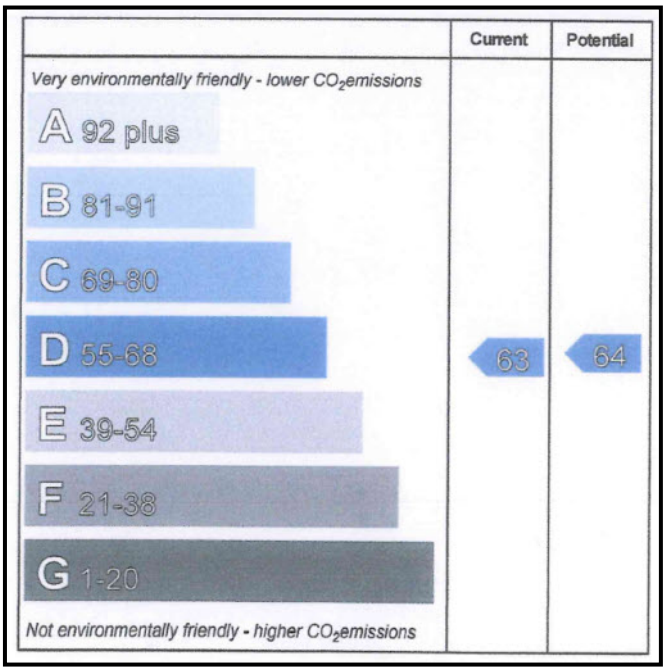
FEATURES

- SUPERB FOUR BEDROOM DETACHED FAMILY HOME
- 2,164 sq ft OF LIVING ACCOMMODATION
- 467 sq ft DOUBLE GARAGE (At Widest Points)
- THREE RECEPTION ROOMS
- LOUNGE WITH FEATURE WOOD BURNING STOVE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MAINS PRESSURE HOT & COLD WATER
- DOWNSTAIRS W.C.
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE
- REMOTE CONTROL ELECTRIC SHUTTER DOOR
- EXTENDED TARMAC DRIVEWAY
- RED OAK INTERNAL DOORS
- OIL FIRED CENTRAL HEATING



ENERGY PERFORMANCE RATING





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